

HRA Forecast Outturn 2010/11 and Budget 2011/12

	2010/11 Adjusted Budget £'000	2010/11 Forecast Outturn £'000	2011/12 Original Budget £'000
EXPENDITURE			
Employees	9,187	8,754	9,057
Premises - Repairs Response & Empty Properties	7,904	7,729	7,726
Premises - Cyclical Maintenance & Servicing	3,433	3,233	3,179
Premises - Grounds Maintenance	512	512	520
Premises Other	2,729	2,611	2,766
Transport	179	179	183
Contribution to Bad Debt Provision	263	263	268
Supplies & Services	1,591	1,656	1,677
Third Party Payments – Launderette contract	54	54	54
Support Services - From Other Departments	2,153	2,128	2,144
Revenue Contributions to Capital Schemes	3,543	3,724	3,778
Capital Financing Costs	3,729	3,585	4,955
Housing Subsidy Payable	12,925	12,991	14,532
Total Expenditure	48,202	47,419	50,839
INCOME			
Rents Dwellings	(41,613)	(41,619)	(44,213)
Rents Car Parking / Garages	(823)	(743)	(785)
Commercial Rents	(495)	(495)	(505)
Service Charges	(4,034)	(3,781)	(3,454)
Other Recharges and Interest	(1,237)	(1,183)	(1,882)
Total Income	(48,202)	(47,821)	(50,839)
DEFICIT / (SURPLUS)	0	(402)	0

Targeted Budget Management (TBM) 2010/11 as at Month 9

The forecast outturn for month 9 is an underspend of £0.402 million which will provide a contribution to revenue reserves.

Employee's costs are forecast to underspend by £0.433 million due to TUPE costs for Property & Investment staff being less than forecast in the original budget and due to vacancy management both in Housing Management and Property and Investment. This is partly due to some Property and Investment posts in the new structure, which came into effect from 1 April, being recruited to later in the financial year than anticipated. The budget had assumed a full year establishment for all posts, therefore resulting in an underspend.

The responsive repairs and empty properties budget is forecast to underspend by £0.175 million of which £0.092 million is in relation to unit cost efficiencies on the works carried out on empty properties due to Mears achieving a reduction in the budgeted unit costs of £387 per unit. Service contracts which are being procured over the next 18 months, included within cyclical maintenance, are anticipated to underspend by £0.273 million.

The Premises Other budget is forecast underspend by £0.118 million which mainly relates to the reduction in costs for Gas and Electricity. This has been offset by a reduction of heating charges to tenants included in the Service Charges income forecast.

Supplies and services includes £0.100 million towards the phased introduction of Automatic Meter Readers (AMR's) in Housing sites that fall within the gas and electric contracts. The installation of AMR's will support the Government and Council's commitment to reduce carbon emissions through lowering energy consumption as part of the 10.10 campaign, as well as legal commitments such as the Carbon Reduction Commitment (CRC) Energy Efficiency Scheme, which specifically states the need for installing AMR's as part of its early action metrics. By installing and using AMR's the Council will be able to actively monitor and manage its usage through the use of accurate actual reads from each meter. With this data to hand the reliance on estimated bills and gaps in data can be removed, allowing for a detailed analysis of high consuming sites with the intention of making savings.

Revenue Contributions to the Capital Programme have been increased by £0.181 million towards the costs of the Housing Centre refurbishment.

Capital Financing costs are forecast to underspend by £0.144 million due to forecast interest rates for the year being lower than the assumptions used for budget setting.

Leaseholder service charges income is projected to underachieve by £0.160 million. This projection has been forecast following analysis of last year's outturn which has shown that the charges are likely to be less than budgeted for.